

# \$519,900 - 317 Legacy Point Se, Calgary

MLS® #A2205807

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,748 sqft  
Residential on 0.03 Acres

Legacy, Calgary, Alberta

Welcome to this stunning 3-bedroom condo in the sought-after community of Legacy! This beautifully designed home features a functional layout, modern finishes, and an unbeatable location. The ground floor includes a spacious entryway and a versatile den, perfect for work or play. Upstairs, the open-concept main floor boasts a stylish kitchen with stainless steel appliances, a bright dining area leading to the back deck with a gas BBQ hookup, and a sunlit living room that opens onto a front deck. The upper level offers three spacious bedrooms, including a luxurious master suite with a walk-in closet and a 4-piece ensuite. A second 4-piece bathroom is conveniently shared by the other two bedrooms. Enjoy the convenience of FOUR parking spots—two in the garage and two on the driveway—plus visitor parking nearby. Nestled in a quiet area, this home has access onto a scenic nature reserve with a walking path leading to a peaceful creek. Shopping, dining, schools, playgrounds, and two large ponds are within walking distance, with easy access to Macleod and Deerfoot Trail. Don't miss out on this incredible opportunity—schedule your viewing today!

Built in 2015

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2205807  |
| Price  | \$519,900 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,748         |
| Acres          | 0.03          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 317 Legacy Point Se |
| Subdivision | Legacy              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X 3Z3             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings                                     |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Courtyard       |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 4                |
| Zoning         | M-1              |
| HOA Fees       | 36               |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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